

Meeting Minutes of the Subdivision Authority
Tuesday, January 6th 2026
6:00 pm
Virtual via Microsoft Teams

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, Jim Welsch and John MacGarva,

Staff: Chief Administrative Officer Roland Milligan and Development Officer Laura McKinnon

Planning
Advisors: ORRSC, Senior Planner Gavin Scott and ORRSC, Assistant Planner Kevin Theriault

Absent:

COMMENCEMENT

Reeve Rick Lemire called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Dave Cox 26/001

Moved that the Subdivision Authority Agenda for January 6, 2026, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Tony Bruder 26/002

Moved that the December 2, 2025, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Jim Welsch 26/003

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* Section 197(2.1), the time being 6:01 pm.

Carried

Councillor John MacGarva 26/004

Moved that the Subdivision Authority open the meeting to the public, the time being 6:09 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
January 6, 2026

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATION

- a. Subdivision Application No. 2025-0-171
Karen Gamache
SE 12-6-2 W5

Councillor Dave Cox

26/005

THAT the Agricultural subdivision of SE1/4 12-6-2-W5M (Certificate of Title No. 251 157 204), to create a 67.34 acre (27.25 ha) parcel from a previously unsubdivided quarter section of 153.31 acres (62.04 ha) for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Related to Subdivision and Development Regulation*.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.20.

- b. Subdivision Application No. 2025-0-174
Theresa Hann, Stewart Hann & Judith Snowdon
Block 3 and 4, Plan 7910279 within NW 27-7-2 W5

Councillor John MacGarva

26/006

THAT the Residential subdivision of Blocks 3 and 4, Plan 7910279 within NW1/4 27-7-2-W5M (Certificate of Title No. 181 145 211, 201 190 491), to reconfigure two titles for grouped country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
January 6, 2026

Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

3. That the 0.18ha (0.44 acres) portion of Block 4 Plan 7910279 be consolidated with the Block 3 Plan 7910279 (as depicted on BOA tentative plan file 25-16839) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

6. NEW BUSINESS

Nil

7. **NEXT MEETING** – Tuesday, February 3rd, 2026; 6:00 pm.

8. ADJOURNMENT

Councillor Dave Cox

26/007

Moved that the meeting adjourn, the time being 6:10 pm.

Carried



Rick Lemire, Reeve
Subdivision Authority



Laura McKinnon, Secretary
Subdivision Authority